

To: Barry Wood, Assessment Division Director
From: Don Kuhn Adams County Assessor
CC: Blane Bowlin; Tyler Technologies - Project Supervisor
Date: 05/05/2013
Re: Adams County Narrative

Dear Mr. Wood,

Adams County is a rural farming community, which is influenced by Fort Wayne and a large population of Amish. The County is divided into twelve Townships and three different school districts. U.S. Highway 27 divides the County in the middle from east to west. Decatur is the largest town. Monroe, Berne, and Geneva are situated along U.S. highway 27 and have the majority of the industrial and commercial properties.

Each ratio study is contained on a worksheet in the enclosed Excel spreadsheet. The tabs are self-explanatory. There are separate tabs for each of the six property classes to be reviewed – residential vacant, residential improved, commercial vacant, commercial improved, industrial vacant, and industrial improved. The ratio study also contains the extra tabs “Formatted” and “MultiParcelSales”. All spreadsheets contain the thirteen entries required by 50 IAC 14-5-3 as well as the Median, COD and PRD. There is also a tab titled “SalesRecon” which includes all sales and why they were used or not used.

A spreadsheet titled “Adams County 2013 Ratio Study” is attached with this document along with the Workbook.

In an effort to have enough sales for a meaningful analysis 2010 were include in the ratio study. Further analysis was conducted in an effort to study market fluxuation; this consisted of arranging the sales by the date of sale. The sales were arranged by year, month, and were arranged into quartiles. This analysis shows that the market has remained relatively stable.

Due to the limited number of residential vacant sales in any given township and that, the county is relatively consistent; all townships were combined for the ratio study and assessed accordingly.

Residential improved sales were of sufficient quantity to evaluate Root, Wabash, and Washington individually. The remaining townships were combined into two groups by location. The first group consists of Kirkland, Monroe, French, St. Mary’s, and Blue Creek. The second group consists of Union and Preble. There were no sales in Hartford or Jefferson. These two groups are geographically and economically comparable.

Due to the limited number of valid commercial and industrial improved sales, the analysis was conducted on a countywide basis. There were no vacant commercial or industrial sales. The analysis of commercial and industrial land was completed and the land value was equal to or greater than the corresponding residential neighborhoods.

Additionally, a tab titled “PercentIncreaseByClass” is included as part of the ratio study. This tab lists the townships and major class in which the total AV has increased above the five percent threshold. It lists all the effected parcels within the corresponding townships and explains the reason why the parcel and or parcels increased in value.

The ratio study shows that all Townships meet the State requirements for the Median, COD, and PRD. The analysis indicated that the majority of parcels in the residential classes were within assessment levels and uniformity standards. Every attempt was made to ensure a representative sample for each property class.

Sincerely,

Don Kuhn, Adams County Assessor